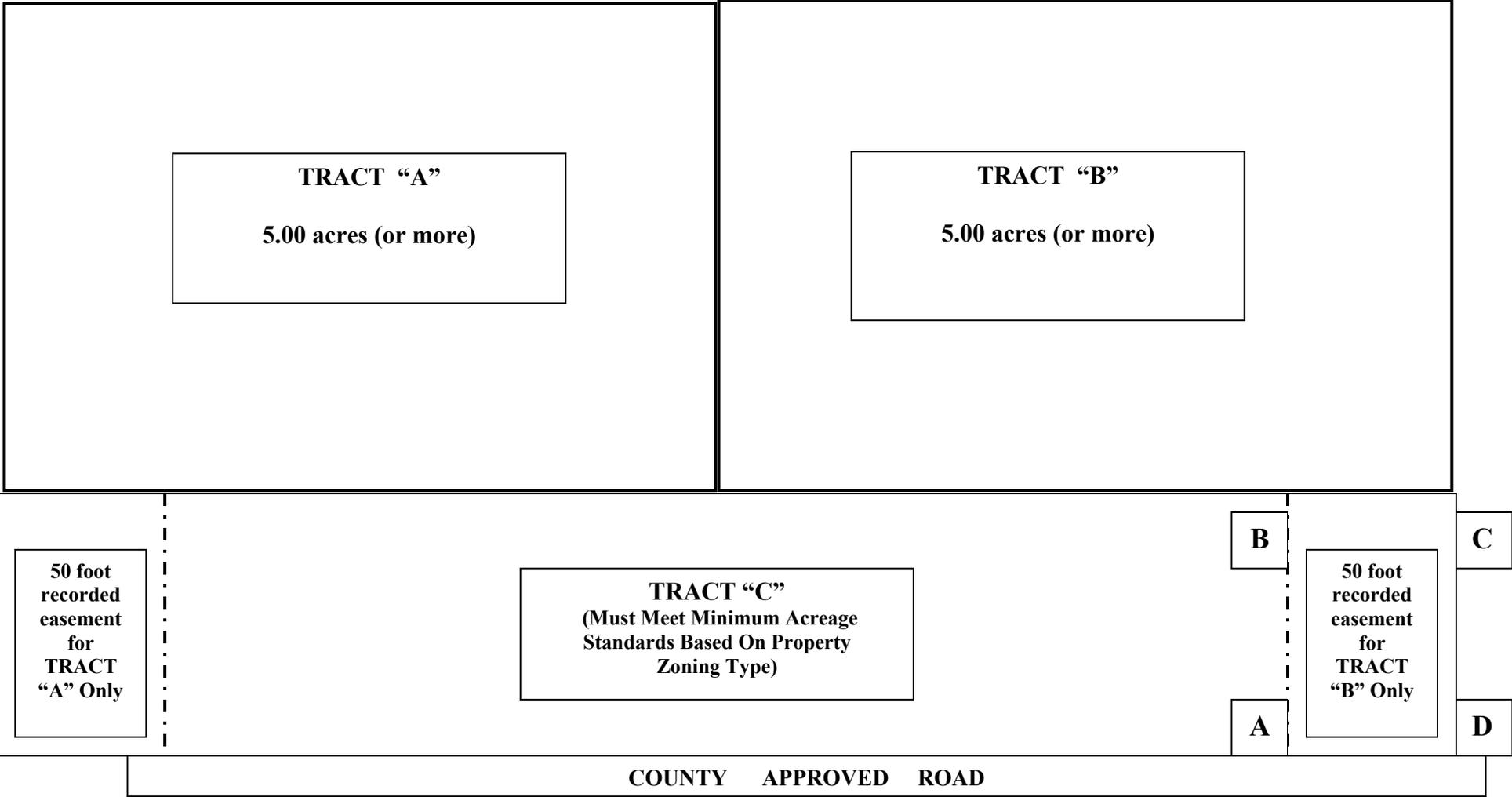


EASEMENT(S) EXAMPLE



In this Illustration TRACT “B” does not have fifty (50’) feet of road frontage, but if an easement (A, B, C, and D) of at least fifty (50’) feet is granted across TRACT “C”, a house can be built on TRACT “B”.

- TRACT – “A” A house cannot be built on TRACT “A” by an easement over TRACT “B” that would use the same easement, A, B, C, and D. This is prohibited.
- TRACT – “A” could obtain an easement over any portion of TRACT “C” except the area included in A, B, C, and D. Therefore any other portion of TRACT “C” could grant an easement*, then a house could be built on TRACT “A”. * (assuming the easement is at least fifty (50’) feet).
- EASEMENTS can not be obstructed, i.e. buildings, fences, gates, etc.
- PARCELS of land must have a minimum of fifty (50) feet of county approved road frontage, or a recorded easement to access each parcel of land

* Note: Subsection 1-113.109 – Access to Lots by Road or Private Easements, Sumner County Subdivision Regulations - Adopted Dec. 11, 2000